



**SAN MARCOS PLANNING & ZONING COMMISSION  
ACTION AGENDA  
August 13, 2013  
REGULAR MEETING**

<b>Agenda #</b>		<b>Action or Direction</b>
<b>1</b>	Call to Order	Chair Taylor called the meeting to order.
<b>2</b>	Roll Call	Commissioner Bryan was absent
<b>3</b>	Chairperson's Opening Remarks	
	NOTE: The Planning and Zoning Commission may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion. The Planning and Zoning Commission may also publicly discuss any item listed on the agenda for Executive Session.	
<b>4</b>	30 minute Citizen Comment Period	
<b>5</b>	<b><u>Consent Agenda</u></b>  Consider the approval of the minutes of the Regular Meeting on July 23, 2013.	Approved on Consent
<b>6.</b>	<b>PC-13-08_03 (Blanco Vista Tract D)</b> Consider a request by CSF Civil Group, on behalf of Carma Blanco Vista, L.L.C. (Brookfield Residential), for approval of a Final Subdivision Plat of Blanco Vista Tract D for approximately 11.561 acres, more or less, out of the William Ward League Survey No. 3, Abstract No. 467, for 50 residential lots located at Blanco Vista Boulevard and Trail Ridge Pass.	Approved on Consent
<b>7</b>	<b><u>Public Hearing</u></b>  <b>CUP-13-23 (The Rooftop on the Square)</b> Hold a public hearing and consider a request by Brandon Cash, on behalf of The Rooftop on the Square, for renewal of an existing Restricted Conditional Use Permit to allow the continued sale of mixed beverages for on-premise consumption at 126 South Guadalupe.	Public Hearing: 1. Scott Withers  Approved 8-0 with the following conditions:  • The permit shall be valid for 6 months in order to continue monitoring the establishment, subject to the point

		<p>system, and all requirements of Section 4.3.4.2,</p> <ul style="list-style-type: none"> <li>• No live music and no speakers in the outdoor patio areas highlighted in Exhibit A, and</li> <li>• All exterior doors must be maintained in an automatically assisted closed position.</li> </ul>
8	<b>CUP-13-24 (Toyota Dealership)</b> Hold a public hearing and consider a request by J.A. Sullivan for a Conditional Use Permit to allow metal siding on the building located at 5101 South IH 35.	<p>Public Hearing:</p> <p>1. Jay Sullivan</p> <p>Approved 8-0</p>
9	<b>TMA-13-01 (101 Uhland Road)</b> Hold a public hearing and consider a request by Ash & Associates, on behalf of Old Mill Associates, for an amendment to the City's Thoroughfare Map amending the portion of Uhland Road between Mill Street and Post Road from a Major Arterial to a Commercial/Multifamily Collector Street.	<p>Public Hearing</p> <p>1. Richard McDaniel – Ash &amp; Assoc. for questions</p> <p>Approved 8-0</p>
10	<b><u>PDD-11-13(b) -(Blanco River Village PDD Amendment)</u></b> -Hold a public hearing and consider a City Initiated amendment to remove the average people per unit limits from section 2.2 of the Development Standards and the Concept Plan for the Blanco River Village Subdivision Planned Development District consisting of 103.788 acres of land, more or less, located in the 1400 through 1900 blocks of State Highway 21, as originally approved by Ordinances 2004-61 and 2008-49, and amended by Ordinance 2012-02, and 2012-47.	<p>Public Hearing</p> <p>1. Rich Norton</p> <p>Approved 8-0.</p>
11.	<p><b><u>Non-Consent Agenda</u></b></p> <p><b>Development Services Report</b></p> <ol style="list-style-type: none"> <li>1. Update from staff on the Comprehensive Master Plan.</li> <li>2. Update from staff on the Neighborhood Character Studies.</li> </ol>	<p>Matthew Lewis and John Foreman gave a brief update on the Comprehensive Master Plan and the Neighborhood Character Studies.</p>
12	Question and Answer Session with Press and Public. <i>This is an opportunity for the Press and Public to ask questions related to items on this agenda.</i>	No comments
15	Adjournment	Adjourned at 6:45 p.m.